018.0	0007	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	909,800	/	909,800
USE VALUE:	909,800	/	909,800
ASSESSED:	909,800	/	909,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUTILIER LEIGH A
Owner 2:	REBELLO JEREMY W
Owner 3:	
Street 1:	16 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOUIE ANDY -
Owner 2:	WU AIDONG -
Street 1:	16 COLONIAL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5582.000	410,500		499,300	909,800
Total Card	0.128	410,500		499,300	909,800
Total Parcel	0.128	410,500		499,300	909,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.50 /Parcel: 459.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13309

GIS Ref

GIS Ref

Insp Date 11/10/17

!1578!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	410,500	0	5,582.	499,300	909,800		Year end	12/23/2021
2021	101	FV	398,700	0	5,582.	499,300	898,000		Year End Roll	12/10/2020
2020	101	FV	398,600	0	5,582.	499,300	897,900	897,900	Year End Roll	12/18/2019
2019	101	FV	292,400	0	5,582.	646,200	938,600	938,600	Year End Roll	1/3/2019
2018	101	FV	320,200	0	5,582.	411,200	731,400	731,400	Year End Roll	12/20/2017
2017	101	FV	320,200	0	5,582.	376,000	696,200	696,200	Year End Roll	1/3/2017
2016	101	FV	320,200	0	5,582.	305,500	625,700	625,700	Year End	1/4/2016
2015	101	FV	307,700	0	5,582.	305,500	613,200	613,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:13:01

LAST REV

Date	Time
01/23/18	14:28:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1578

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOUIE ANDY	1375-21		9/23/2009		630,000	No	No		
HAYES JOHN F &	1343-101		8/29/2007		559,000	No	No		
	939-49		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	13309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2014	779	Re-Roof	8,580					
5/8/2004	388	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Inspected	PH	Patrick H
10/20/2017	MEAS&NOTICE	BS	Barbara S
2/4/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
10/4/1999	Meas/Inspect	243	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5582		Sq. Ft.	Site		0	85.	1.05	2									499,342						499,300	

Total AC/HA: 0.12815 | Total SF/SM: 5582 | Parcel LUC: 101 One Family | Prime NB Desc KEL/MANOR | Total: 499,342 | Spl Credit | Total: 499,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	15 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31878972
Const Adj.:	1.00999999
Adj $ / SQ:	186.477
Other Features:	77750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504336
Depreciation:	93806
Depreciated Total:	410529

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

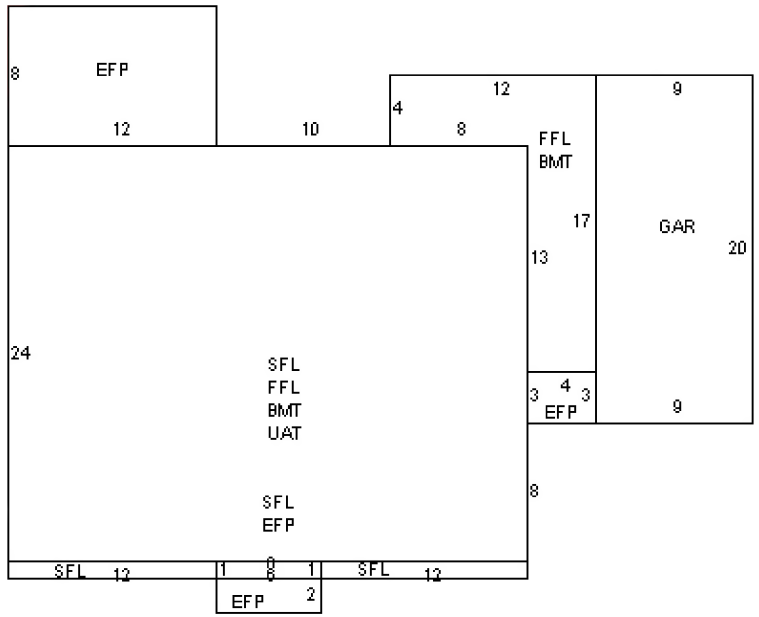
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	205.12
Special Features:	0	Val/Su Net:	142.73
Final Total:	410500	Val/Su SzAd	261.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	820	76.920	63,076
FFL	First Floor	820	186.480	152,911
SFL	Second Floor	750	186.480	139,858
GAR	Garage	180	29.180	5,252
UAT	Upper Attic	180	74.590	13,426
EFP	Enclos Porch	126	49.320	6,214

Net Sketched Area:	2,876	Total:	380,737
Size Ad	1570	Gross Area	3416	FinArea	1980
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

018.0-0007-0015.0

IMAGE

AssessPro Patriot Properties, Inc